



SCOPE OF WORK(SOW)

FOR

RENOVATION OF US GOVERNMENT LEASED HOUSE AT P.ID# 98578

Date: July 2023

Project Summary: Renovation of US Government leased House (PID 98578)

Location of Work: Old airport

Pre-Bid Site Meeting: There will be a pre-bid site meeting required to verify all measurements, materials, and requirements from prospective bidders.

Expected duration of Project: The bidders must provide proposed schedule and completion estimates.

Technical Point of Contact: Facility maintenance supervisor

Contract Administration: Procurement office

DETAILED REQUIREMENTS

The work comprises the following:

Tasks: The required tasks are outlined below.

- Perimeter wall construction.
- New pedestrian gate construction.
- Cleaning-stained marble floor.
- New aluminum sliding door and windows the existing bedroom windows there is no ventilation for the room. Replace with aluminum sliding window.
- Socket outlets junction.
- Kitchen cabinet replacement.
- Replacing bathroom fixtures. The existing fixture is outdated and accessories to repair is not available.
- Security grill installation and modification.
- HCB wall construction
- Ceramic tiles in the bar m storage and laundry room area.
- Painting: Paint internal and external wall and ceiling for both main house and service quarter as per specified colors and type (required paints will be supplied by the Embassy)

All debris removed from site, area cleaned and garden, plants, grass repaired/replaced in original state in the project time frame.

Personnel:

The contractor shall provide both skilled and unskilled labor to complete this project. At no time shall an unskilled laborer be left on this project unsupervised.

Safety:

The contractor is required to maintain a safe environment for US Government employees, the public, and his employees. All employees of the contractor shall wear the appropriate shoes or work boots while working on this compound. The US government shall not be held responsible for injuries caused from failure to wear the appropriate personal preventive equipment.

Materials:

All materials provided by the contractor shall be new at the start of this project. No material shall be installed that has been previously used. The contracting officer or his representative shall approve all materials used before commencement of work.

Working Hours:

Access will be available from Monday through Friday from 08:30 hours until 17:00 hours. The daily working schedule can be adjusted, if mutually agreed between the COR and Contractor with 24 hours in advance.

Toilet Facilities:

The contractor's employees shall have the use of staff quarters toilets, shower, and sink. All other toilet facilities are off limits to contractor employees.

Clean up:

The contractor will be required to always maintain a clean work area. Items for installation, debris, and excavation material shall not be left in an area where it may become a tripping hazard. Upon completion of the job, and prior to submitting his final invoice, the contractor shall remove all left-over material, tools, debris, and shall have restored his mobilization area back to its original condition.

Management and Supervision:

- The Contractor shall designate a representative who shall be always responsible for on-site supervision of the Contractor's workforce.
- This supervisor shall be the point of contact with U. S. Government staff. The supervisor shall have sufficient language skills to be able to communicate with members of the U. S. Government staff.

No	Description	Unit	Qty.	Unit Price	Total Price
1	Reconstruct perimeter wall:				
1.1	Temporary fence: Install two (2) meter tall from original ground level, temporary fence with corrugated iron sheet, wooden posts, and purlins as required for adequate strength. Install concertina wire, which is removed from the existing wall (see Item 2), on top of temporary fence. Temporary fence shall be dismantled and removed from the site by the contractor upon completion of new permanent wall.	m	20		
1.2	Demolition of existing wall: Remove existing concertina wire and reuse on top of temporary fence (see Item 1). Demolish the existing stone masonry and HCB wall. Keep the stone masonry to reuse for new wall. NOTE: Remove all debris from site within the given duration of the project time, except that which is to be reused.	m	20		
1.3	Foundation base: Lean concrete for foundation base. Width = 0.5m	m ²	10		
1.4	Stone masonry wall: Construct 50cm thick stone masonry wall in cement and sand mortar (1:3). Reuse existing stone as much as possible. Height above ground level = 1.0m, Height below ground level = 0.8m, Total height = 1.8m	m ³	18		
1.5	Hollow Concrete Block (HCB) wall: On top of new concrete beam, construct HCB (20x20x40) cm wall using cement and sand mortar (1:3) to include pointing of joints. Wall shall be centered on concrete beam. Height = 1.63m above concrete beam (8 courses)	m ²	27		
1.6	Backfill: Backfill of soil around the foundation wall as required. Provide hand compaction of backfill.	m ³	9.6		
1.7	Beam: Reinforced concrete beam 20cm x 50cm quality C-25 with minimum cement content 360kg/m ³ of concrete including reinforcement Ø 12 and Ø 8 for stirrups and form works. Beam shall bear directly on top of stone wall.	m ³	2.0		
1.8	Coping: Coping (wall top cap), 25cm x 2cm, with cement and sand mortar.	m	20		
1.9	Cant: 45° sloped cant between beam and HCB on exterior side of wall with cement and sand mortar.	m	20		

1.10	Column: Construct reinforced concrete column 20cm x 20cmx163cm c/c 2.85m quality C-25 with minimum cement content 360kg/m ³ of concrete including reinforcement Ø 12 and Ø 8 for stirrups c/c 150mm. (for stirrup)	m ³	0.4		
1.11	Column: Construct two reinforced concrete column 40cm x 40cmx300cm quality C-25 for pedestrian gate with minimum cement content 360kg/m ³ of concrete including reinforcement Ø 12 and Ø 8 for stirrups. Two columns for the pedestrian gate.	m ³	1.0		
2	Compound pedestrian Gate:				
	Construction of new pedestrian gate 2.5m height and 1m width similar with the existing sliding gate. The Contractor shall submit the drawing/photo and data showing specification of materials, assembly, and detailed dimensions for approval prior to fabrication.	m ²	2.5		
3	Marble Floor: Clean the white floor marble at the stairs and corridors, it has stain, and it needs deep cleaning by chemical and machine.	m ²	10		
4	Aluminum windows:				
	Supply and replace the existing fixed type of bedrooms, living and dining rooms aluminum windows with same color aluminum framed sliding windows, Price includes locks, hinges and 5mm cleared glass.	m ²	15.07		
5	Electrical				
5.1	Socket outlets: Supply and replace the existing circular socket outlets junction box with rectangular 6x10cm, the price including Shuko type socket outlet (German) Type F. Submit fixture type for review and approval prior installation.	pcs	27		
6	kitchen: Replace the existing kitchen cabinet. The contractor shall provide and replace the existing kitchen cabinet by a new kitchen cabinet including its granite countertops. All cabinets will be built as per the existing design and specifications with the highest quality and workmanship.	LS	1		
7	Bathroom				
7.1	Master bathroom	pcs	1		

	Supply and replace the existing toilet seat and handwash basin with a new one with all necessary accessories. The type should be approved prior to install.				
7.2	Guest bathroom Supply and replace the existing toilet seat with a new one with all necessary accessories. The type should be approved prior to install.	pcs	1		
8	Security grill				
8.1	Fixed security grill	m2	19.57		
8.2	Hinged grill	m2	10.42		
8.3	Emergency escape grill	m2	6.09		
8.4	Relocating the security grill on the kitchen door to the right	m2	1		
9	HCB wall				
9.1	Supply and construct new HCB (20x20x40cm) wall using cement and sand mortar (1:3), the price includes both side plastering and granite windowsill.	m ²	1.0		
10	Ceramic tiles				
	Demolish the existing wooden floor and plastic tiles in the main house bar, storage, laundry area and install new non slippery ceramic floor tiles with thin set mortar or tile adhesive. Price shall include cement sand mortar (1:3) and floor tiles and grouting with matching color and other incidental works. The size, color and texture should be approved prior to installation.	m ²	52.35		
11	Relocating the concrete washing tub and reinstall it around service quarter area.	LS	1		
12	Painting:				
12.1	Main house: Scrape any cracked or flaking paint, chalk out and smooth the surface with sandpaper. Before painting protect switches, sockets and wall trim with painters' tape and apply two / three coats (as required) of paint. All interior walls need to paint latex paint lead free broken white color (required paints will be supplied by the Embassy) clean all paint drops after the work accomplished.	m ²	550		
12.2	Main house: Ditto 10.1 but for ceilings with lead free latex white paint except kitchen and toilets which needs white mica.	m ²	340		
12.3	Service quarter: Ditto 10.1 but for service quarter interior walls.	m ²	210		
12.4	Service quarter: Ditto 10.1 but for service quarter ceilings with white paint.	m ²	60		

12.5	External: Ditto 10.1 but for external wall and with approved color paint.	m ²	348		
Total Price in ET Birr before VAT					